

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Sarah Lansdale, AICP
Director of Planning

Date: September 7, 2022
Time: 2:00 p.m.
Location: Zoom Meeting

Members Present (9/8 members after 2:05)

John Coverdale – Town of Brookhaven
David Doty – Town of East Hampton
Jennifer Casey – Town of Huntington (Left meeting at 2:05)
Timothy McCarthy – Town of Islip
Elizabeth Galle – Town of Shelter Island
Daniel Flynn – Town of Southampton
Thomas McCarthy – Town of Southold
Lisa Perry – Villages Over 5,000
Michael Kaufman – Villages Under 5,000

Members Not Present (6)

Vacant – Town of Babylon
John Condzella – Town of Riverhead
John Finn – Town of Smithtown
Kevin Gershowitz – At Large
Errol Kitt – At Large
Vacant – At Large

Staff Present (6)

Andrew Freleng – Chief Planner
Christine DeSalvo – Principal Office Assistant
Theodore Klein – Principal Planner
John Corral - Environmental Projects Coordinator
William O'Brien – Research Analyst
Michael Camacho – Assist. County Attorney (Commission Counsel)

Call to Order - The Suffolk County Planning Commission meeting of September 7, 2022 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

The Pledge of Allegiance

Adoption of Minutes - Motions to adopt the July and August Meeting Minutes separately both failed due to insufficient number of members casting votes due to abstentions, Tabled.

Public Portion – There no members of the public that requested time to speak to the Commission regarding the referrals on today's meeting agenda.

- **Chair's Report** – Chairwoman Jennifer Casey informed the Commission that the 2022 Planning Federation Conference is being scheduled for late October and details will be forthcoming; and also that she needs to leave the meeting and that commission member Michael Kaufman will be acting chair of today's meeting from this point on.
- **Director's Report** – None.
- **Guest Speakers** – None.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code –

- **Vesta Acquisition LLC** – The application is referred by the Town of Islip, received on July 22, 2022 - the Commission's jurisdiction for review is that the application is located adjacent to Carlton Avenue (County Road 17). Applicants seek an amendment of the Master Plan by seeking change of zone approval from the Islip Town Board on approximately 14 acres of land of the former Central Islip Psychiatric Center from PDD-EC Planned Development District sub-district Education Campus) to PDD-RS (Retail Service), PDD-MF (Multi Family) and PDD-OFF (Office). The subject land comprising part of the former the New York Institute of Technology (NYIT) campus is situated on the southwest corner of Carlton Avenue (CR 17) and South Research Place, in the hamlet of Central Islip. The applicant is also requesting subdivision approval for the creation of three (3) lots and site plan approval for each. Several variances are also required in order to approve the layout of the proposed development. The "Conceptual Overall Site Plan" referred indicates a proposal of a one story 4,800 SF medical clinic on proposed Lot 1, a mix of 130 residential units including 24 units set aside for veterans and autistic adults in 3 existing adaptively reused buildings as well as 106 age-restricted units in a new 124,460 three-story building on proposed Lot 2, and a 20,259 SF single story grocery store on proposed Lot 3. Associated site improvements will include landscaping, lightings, subsurface drainage structures, new internal vehicular circulation system and on-site parking.

The staff report recommended approval of the Change of Zone, Subdivision, Site Plan and Area Variance requests with one Condition as a modification to the petition and with twelve (12) comments to be offered for their consideration and use by the Town of Islip.

After deliberation the Commission resolved to generally agree with the staff report and a motion to Approve the Change of Zone, Subdivision, Site Plan and Area Variance requests subject to the one condition and to offer the twelve (12) comments for their consideration and use by the Town of Islip was made by Commission member Timothy McCarthy and seconded by Commission member Perry, vote to Approve; 8 ayes, 0 nays, 0 abstentions.

Other Commission Business

- Presentation: **Micromobility**, by Andrew Freleng, Chief Planner, Division of Planning and Environment, Suffolk County Department of Economic Development and Planning.
- Acting Chair Kaufman stated that the next Commission meeting is to be held on October 7th at 2 p.m. via Zoom.
- Motion to adjourn meeting by Commission member Chu, motion was seconded by Commission member Kaufman, approved unanimously.